

# LAND BANKING INFORMATION REPORT

DATE: April 5, 2005

LEASE NO(S). 4088	LESSEE: Diehl	COUNTY: Jefferson	DNRC RECOMMENDATION: SELL	
SALE NUMBER/S AND LEGAL	Sale No: 340 Legal E2W2 Sec. 12 Twn. 9N Range: 3W Acres 160			
AREA OFFICE	Northwestern Land Office: Northeastern Land Office:	Southwestern Land Office: Southern Land Office:	Central Land Office : Eastern Land Office:	
Current Classification:	Ag:	Grazing:	Timber:	Other
Nominated by:	Department Lessee			
Isolated	Yes: No: Reason and describe:			
Parcel surrounded by other public land?	Yes: No: If yes, explain			
Parcel surrounded by conservation easements?	Yes: No: If yes, explain:			
Results of MEPA determine significant for threatened or endangered species?	Yes: No: If yes, explain:			
Does the parcel/s provide public access to other public or state lands?	Yes: No: If yes, explain:			
Does the parcel/s provide access to adjacent private lands?	Yes: No: If yes, explain: County road to west boundary of parcel, then easement across parcel to adjacent private land to east. The road easement will transfer with the sale, thus preserving private access to adjacent private land.			
Parcel/s income and productivity	Produces less than average rate of income Yes No High market value Yes No			

	Low return of asset <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High administrative costs compared to other similar parcels      Yes <input checked="" type="checkbox"/> No Potential to increase productive capacity of the land      Yes <input checked="" type="checkbox"/> No <b>The current annual return on asset for this parcel is 0.16%.</b>
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	Reduces classified grazing lands a minor amount (160 acres)
Extent of infrastructure	Roads: private road easement on northern portion of parcel. Water: None Availability of Utilities power: Yes      telephone: Yes      water:      sewer:
Potential for appreciation or depreciation in the value of the parcel	Parcel has potential to appreciate due to location near Montana City and Helena
Potential for development or value-added activities that complement local and statewide economic development.	Current zoning precludes more than 1 homesite.

Recommendation to sell or retain parcel: <b>SELL: Yes</b> <b>RETAIN:</b>
Reasons for Recommendation:  Lower than average productivity, lower than average return on asset value, but the parcel has potential for high revenue generation at public auction.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

*This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.*

Bob Vlahovich  
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 Signature of Individual Completing the Form

4/5/2005  
 \_\_\_\_\_  
 Date

REVIEW BY DEPARTMENT ADMINSTRATOR

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